

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: March 15, 2006

Division: Public Works

Bulk Item: Yes X No     

Department: Correction Facilities

Staff Contact Person: Bob Stone

**AGENDA ITEM WORDING:** Approval to modify competitive bid process and issue a purchase order to sole source vendor Siemens Building Technologies, Inc. in the amount of \$58,750.00 to replace stand-alone control units with modular building controllers for the Building Automation System serving the Monroe County Detention Center, Sheriff's Administration Building and the Juvenile Justice Center.

**ITEM BACKGROUND:** The Building Automation System's stand-alone control units are becoming obsolete with parts and repair support being phased out. It is necessary to upgrade these panels to modular building controllers which are expandable and include energy management applications. Due to the proprietary nature of the system, only Siemens Building Technology can supply the proper controllers and support

**PREVIOUS RELEVANT BOCC ACTION:** Adoption of FY06 final budget on 9/28/05, which included funding for this project.

**CONTRACT/AGREEMENT CHANGES:** N/A

**STAFF RECOMMENDATIONS:** Approval.

**TOTAL COST:** \$58,750.00

**BUDGETED:** Yes X No       
304-26000-560620-CP0604-560620


**COST TO COUNTY:** same

**SOURCE OF FUNDS:** Infrastructure Sales Tax

**REVENUE PRODUCING:** Yes      No X **AMOUNT PER MONTH**      **Year**     

**APPROVED BY:** County Atty      OMB/Purchasing      Risk Management     

**DIVISION DIRECTOR APPROVAL:**

  
Dent Pierce, Director Public Works

**DOCUMENTATION:** Included X Not Required     

**DISPOSITION:**     

**AGENDA ITEM #**

FEB 28 2006

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## MEMORANDUM

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DATE: FEBRUARY 27, 2006

TO: DENT PIERCE, PUBLIC WORKS DIVISION DIRECTOR

FROM: BOB STONE, MIDDLE KEY OPERATIONS DIRECTOR *AS*

RE: MCDC - BUILDING AUTOMATION SYSTEM

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Due to fifteen-year technology, the Building Automation System's Stand-alone Control Units at the Monroe County Detention Center are becoming obsolete with parts and repair support being phased out. It is necessary to upgrade these panels to Modular Building Controllers, which are expandable, include energy management applications and can be utilized into the foreseeable future. Due to the proprietary nature of the system, only Siemens Building Technologies can supply the proper MBCs and support. Please see the attached letter from Siemens Building Technologies articulating this issue.

Also attached, is the proposal from Siemens Building Technologies for this needed upgrade. The funds for this project were approved in the FY '06 budget and are identified within Fund 304, Cost Center 26000.

Therefore, approval is requested of the attached Purchase Order Request to Siemens Building Technologies for \$58,750.00.

Your positive consideration of this matter will be appreciated. Please advise if there are any questions or more information is desired.

# SIEMENS

## Building Technologies

December 07, 2005

Monroe County Public Works  
10600 Aviation Boulevard  
Marathon, Florida 33050

Attention: Bob Stone

Reference: County Detention Center and its Building Automation System

Dear Mr. Stone:

At Monroe County Detention Center, the Building Automation System includes a network of operators' workstation and field panels, along with many controllers and monitors. These components together form an integrated system that is the core of the direct digital control (D.D.C.) network that provides for monitoring and control of not only the County Detention Center, but also the Sheriff's Administrative Building and the Juvenile Detention Facility.

Within the County Detention Center, Stand-alone Control Panels were installed as the field panels of the D.D.C. Network when it was installed during the original construction of the building. While these panels represented, at the time of their installation, the latest technology that was then available, in the years that have passed since then, these old models have been surpassed by newer generations of field panels that provide much greater capability. Moreover, as a product line, the Stand-alone Control Units have long ago been retired (meaning that they are no longer manufactured), and they are soon to become obsolete (meaning that replacement parts may no longer be available). It is time to replace these Stand-alone Control Units!

**Siemens Building Technologies, Inc.**

10111 Business Drive  
Miramar, FL 33025

Tel: (954) 442-6200  
Fax: (954) 431-6740

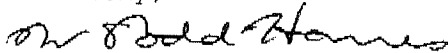
# SIEMENS

The backbone of the D.D.C. system is the Building Level Network (B.L.N.) The B.L.N. provides the conduit through which information and control is transmitted between the field panels and the operator's workstation of the Detention Center, as well as to the Sheriff's Administration Building and to the Juvenile Detention Center. Because the B.L.N. uses a proprietary communication protocol which is known as Protocol 2, only Siemens Building Technologies is capable of providing replacements to the field panels that are incorporated into the network. Within the network of the D.D.C. network, the field panels and workstations also employ proprietary firmware and software that are designed to operate cohesively to perform the functions of the Building Automation System. Only Siemens Building Technologies can provide the technology and expertise which is necessary to maintain and enhance the D.D.C. system that the County Detention Center shares with the Sheriff's Administrative Building and the Juvenile Detention Facility.

As replacements for the Stand-alone Control Units, S.B.T. has proposed to provide Modular Building Controllers. These field panels represent the latest generation of technology. Modular Building Controllers have already been installed in the Sheriff's Administrative Building and the Juvenile Detention Facility.

If we may be able to offer any further information on this matter, then please do not hesitate to contact us.

Sincerely,



W. Todd Harris  
Account Executive



**Building Technologies  
SERVICE PROPOSAL**

- Monroe County Public Works
  - 10600 Aviation Boulevard
  - Marathon, Florida 33050
- Attention: Mr. Bob Stone

Date: December 04, 2005  
Limiting: January 03, 2006

Project: **Monroe County Detention Center, Upgrade-Replacement of S.C.U.'s of the B.A.S.**

Proposal: Siemens Building Technologies (S.B.T.), Inc., proposes to furnish replacements for all Stand-alone Control Units (S.C.U.'s) with latest-generation Modular Building Controllers (M.B.C.). A purpose of this upgrade-replacement is to provide for the modernization of the direct digital control (D.D.C.) panels of the facility's Building Automation System (B.A.S.), thus eliminating these panels' obsolete electronic components, which, in the event of failure, may no longer be capable of being repaired or replaced in the future. Another purpose of this upgrade-replacement is to modernize and improve the capabilities and performance of the facility's Building Automation System.

This proposal includes:

- Furnishing of replacements for all Stand-alone Control Units, which are becoming obsolete, and for which replacement parts may soon no longer be available;
- As the replacement for each S.C.U., the provision of a Modular Building Controller (M.B.C.), a state-of-the-art technology D.D.C. panel which provides functionality and performance that is much superior than that of an S.C.U.;
- Transfer of each S.C.U.'s input and output D.D.C. points, on a one-for-one basis, including both wiring and tubing, into the M.B.C.;
- Transfer of each S.C.U.'s software database (point definitions, programs, etc.) into the M.B.C., with revisions as necessary to accommodate the firmware and hardware configurations of the M.B.C.;
- Modifications to the database of the D.D.C. System's Operator's Workstation, as may be necessary to accommodate the replacement of the D.D.C. panel.

This proposal also includes:

- Design and engineered drawings;
- Programming, start-up, and check-out;
- Operations & maintenance manuals (including as-built drawings);
- On-site training (two hours) of Owner's operational/maintenance staff;
- Standard warranty of twelve months.

This proposal excludes:

- Installation, including wiring and terminations;
- Upgrades to communication trunks, or to D.D.C. panels other than for S.C.U.'s;
- Any work performed outside of normal working hours;
- Testing for Smoke Control

Total Investment: **Fifty-Eight Thousand, Seven Hundred Fifty Dollars (\$58,750.00)**

This price does not include Florida sales tax, if applicable, or any costs associated with obtaining building permits.  
This price includes rebates which require the return of all components of the replaced Stand-alone Control Units.

Control Wiring:

☐ Wiring by Siemens Building Technologies, Inc. ☒ Wiring by Others ☐ No Wiring Required

Terms of Payment:

☒ Monthly Progress Payments ☐ Retainage of \_\_\_\_ % ☐ Advance Payment of \_\_\_\_ %

*The Terms and Conditions of Sale shown on the attached are a part hereof*

Proposal Accepted:

Siemens Building Technologies, Inc., is  
authorized to proceed with the work as proposed.

Proposal Submitted:

Siemens Building Technologies, Inc.

Purchaser

By

Title

Date

Seller

By

Title

Date

Siemens Building Technologies, Inc.

**Siemens Building Technologies, Inc.**

10111 Business Drive  
Miramar, FL 33025

Tel: (954) 442-6200  
Fax: (954) 431-6740

This proposal is valid until 03-JAN-06  
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